

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Lake Harney Wilderness Area Phased Development Recommendation and Direction

DEPARTMENT: Leisure Services

DIVISION: Greenways and Natural Lands

AUTHORIZED BY: Joe Abel

CONTACT: Jim Duby

EXT:

MOTION/RECOMMENDATION:

Approval by the Board of County Commissioners to proceed with the restoration or removal of the existing structure (cabin) on the Lake Harney Wilderness Area.

District 2 Michael McLean

Bryan Nipe

BACKGROUND:

In June of 2008 staff presented a proposed master plan for the Lake Harney Wilderness Area prepared by Glatting Jackson Inc. This plan included the establishment of unpaved trails, interpretive signage, wildlife viewing platform, picnic tables and the exterior restoration of an existing cabin/residence to its original/historic state. Per BCC direction the approved enhancements were not to exceed a cost of \$118,600.00 The BCC expressed concerns regarding the expense to restore the structure and staff agreed to bring that item back for further consideration when specific costs were identified.

Since that time staff has done considerable research on the actual history behind the structure in an attempt to verify its original use, location and significance. Staff has also acquired quotes related to the eventual restoration and or removal of the structure. The items below summarize staff findings.

- Examination of historic photos and interviews with experts and area residents were unsuccessful in verifying whether this structure was a bridge tenders cabin or railroad workers bunk house and where on the site it was originally located.
- The Cabin is listed on the State Historical Master Site File as 8Se1277 (attached) which states it is a Section Foreman's cabin. The State Master Site File Preservationist, Ms. Laura Kammerer, stated that due to the alterations and relocation the structure would not be eligible for addition to the National Register and related grant funding.
- Members of the Geneva Historical Society did confirm the structure has been moved from its original location to its current location on the St. Johns River on top of a Native-American shell midden and that the structure has been altered with the addition of at least three rooms, windows and attached porch.
- Several members of the Geneva Historical Society voiced concern about the cost of restoration for a structure that had been moved and considerably altered.
- During the rainy season and after large storm events waters from the St Johns River completely surround and stand under the structure for extended periods of time.

- Seminole county Facilities Division prepared rough estimates for the restoration of the cabin (attached).
- A quote (attached) was received from Rhodes and Brito Architects to conduct a structural assessment, restoration analysis and related report to identify restoration options and probable construction costs for a fee of \$18,203.14
- A quote was received from Global Demolition and Recycling (attached) for the raising and removal of the structure for a fee of \$6,750.00
- Staff has also inquired about the interest from Fort Christmas Park regarding the donation of this structure to the Village of Fort Christmas. Due to existing priorities and lack of funding, they declined.

STAFF RECOMMENDATION:

In consideration of the above information staff seeks direction from the BCC to proceed with one of two options.

1. A professional assessment of the structural integrity and possible restoration options and related construction costs.
2. The razing and removal of the structure and restoration of the underlying Indian midden 8Se13.

ATTACHMENTS:

1. Facilities Estimate
2. Master Site File 8Se1277
3. Rhodes and Brito quote
4. Global Quote

Additionally Reviewed By:

☒ County Attorney Review (Arnold Schneider)

Project Scope: Minimally upgrade the Crockett House

Project Description:

- 1 floor level residential house, 1500 square feet.
- Inspect Foundation: Block Footings 1' to 4 1/2' above ground.
- Inspect wood floor beams and joist exposed to moisture.
- Replace 1-2 floor beams.
- Wood-board exterior exposed to moisture.
- Roof Inspection. Metal roof appears in good shape.
- Re-seal /Repair Windows and Doors.
- Inspect Electrical Wiring and Appliances. Install wiring for phone and data.
- Inspect Plumbing, Toilet, Sink(s) and Shower.
- Inspect Water and Appliances.
- Extermination.

Option 1: Considers a complete building upgrade to comply with the local Code. Since the building is older, major Code upgrades are anticipated.

- a. \$ 75/sf X 1500 square ft = \$ 112,500
- b. Elevate or Relocate House.....= \$ 20,000
- c. Rebuild Footings/Floor Beams.= \$ 15,000
- Subtotal.....\$ 147,500**
- d. Architect's Fees @ 3 %.....= \$ 3,688
- Subtotal.....\$ 151,188**
- e. FFE & Contingency.....= \$ 20,000

Option 1 Estimate Total = \$ 171,188

Option 2: Considers minimal upgrades of only known problems and as encountered during Permitting. Minimal appliances and furnishings.

- a. Exterminate Building: Animal Ctrl./Pesticide..... \$ 500
- b. Elevate or Relocate HOUSE..... \$ 20,000
- c. Replace footings and beams..... \$ 15,000
- d. Replace damaged ext wood board..... \$ 2,000
- e. Inspect roof, repair/ replace windows and doors...\$ 7,500
- f. Replace/install electrical wiring, phone & data... \$ 20,000
- g. Inspect and replace plumbing.....\$ 5,000
- h. Inspect water and service lines.....\$ 3,000
- i. New appliances and furnishings..... \$ 10,000
- j. Paint exterior..... \$ 3,500
- Subtotal.....\$ 85,500**
- k. 20% Contingency and Code upgrades..... \$ 17,100

Option 2 Estimate Total = \$ 102,600

Site #8SE1277
Recorder # 98
Field Date 3/21/94
Form Date 4/23/94

[MULTI.LIST #]
[SURVEY # 3889]

ADDRESS: OSCEOLA ROAD
CROSS STREETS: ST. JOHNS ROAD
NEAREST CITY/TOWN: GENEVA
COUNTY: Seminole
SUBDIVISION NAME
OWNERSHIP: UNKNOWN
NAME OF PUBLIC TRACT:
ROUTE TO:

BLOCK: LOT:

USGS 7.5' MAP NAME: DSCEOLA
TOWNSHIP: 19S RANGE: 33E SECT: 31 1/4: SW 1/4-1/4:NE IRREG? no
UTM: ZONE 16 17 EASTING 111111101 NORTHING 111111101
PLAT OR OTHER MAP:

STYLE: VERNACULAR	EXTERIOR PLAN: RECTANGLE	# STORIES: 1
STRUCTURAL SYSTEM: WOOD FRAME		
FOUNDATION: Types: PIERS	Materials:	
EXTERIOR FABRICS: DROP SIDING		
ROOF: Types: GABLE	Materials: COMPOSITION	
Secondary structures:		
CHIMNEY: #	Materials:	LOCATIONS:
WINDOWS: ALUMINUM		

LOCATIONS: SIDE: N

ANCILLARY FEATURES: HOUSE OVERLOOKS ST. JOHNS RIVER. INTERIOR HAS BEEN MODIFIED WITH HIGH CEILINGS.

NARRATIVE: OLD FEC SECTION HOUSE HAS BEEN MODERNIZED ON INTERIOR, NEW WINDOWS ADDED. KITCHEN HAS BEEN ENLARGED AND A PORCH ADDED AT ONE END.

HISTORY

CONSTRUCTION DATE: 1910 Circa X yes no
ARCHITECT:
BUILDER:
MOVES: yes no Dates: Orig.addr.
ALTERATIONS: X yes no Dates: Nature:
ADDITIONS: yes no Dates: Nature:
ORIGINAL USES: BANK
INTERMEDIATE USES:
PRESENT USES: HOME, PRIVATE
OWNERSHIP HISTORY:

SURVEYOR'S EVALUATION OF SITE

Potentially elig./local desig.? yes X no insuff.info. Local Desig. Cat
Individually elig./Nat. Reg.? yes X no insuff.info. ARCHITECTURE,
Potential for NR district? yes X no insuff.info. TRANSPORTATION

HISTORICAL ASSOCIATIONS: FEC RAILROAD CROSSED ST. JOHNS RIVER AT THIS
POINT, WHICH IS ALSO SITE OF KINGPHILIPS TOWN,
COOKS FERRY. FEC BUILT STRUCTURE TO HOUSE ITS

EXPLANATION OF EVALUATION: THE OLD BANK VAULT IS AN INTERESTING EXAMPLE OF
BRICK MASONRY CONSTRUCTION, THE ONLY VISIBLE
REMAINS OF A FORMER MILL TOWN..

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES: FRANCKE, ARTHUR, EARLY DAYS OF SEMINOLE COUNTY, 198

PHOTOGRAPHS: Location of negatives: Murray D. Laurie Neg.#: SEMCO 5-8

RECORDER

NAME: Laurie, Murray D., Historic Preservation Consultant
2858 S. W. 14 Drive, Gainesville, FL 32608
Phone/fax: 904-335-6784

DHR USE ONLY =====OFFICIAL EVALUATIONS=====

NR DATE : KEEPER-NR ELIGIBILITY y n pe ii Date__|__|__|
 : SHPD-NR ELIGIBILITY y n pe ii Date__|__|__|
DELIST DATE : LOCAL DESIGNATION Date__|__|__|
 : Local Office

**RHODES + BRITO ARCHITECTS
CONTRACT FOR
ARCHITECTURAL SERVICES**

The following **Agreement** made as of July 29, in the year 2008 for providing architectural services as defined in Section II – Scope of Services between:

**Seminole County Continuing Services
Feasibility Analysis for Crockett Property**

OWNER: Seminole County
205 West County Home Road
Sanford, FL 32773
Telephone Number: 407.665.5261
Fax Number: 407.665.5285

ARCHITECT: Rhodes + Brito Architects Inc.
601 North Magnolia Ave. Suite 100
Orlando, FL 32801
FL. License: AA 0002809
Contact: Ruffin A. Rhodes, AIA



ARTICLE 1. UNDERSTANDING OF THE PROJECT:

1.1 The COUNTY (Seminole County) has requested a feasibility analysis be completed for a historical residential structure in East Seminole County. The structure is a residence constructed in the early 1920's and has historical relevance to the COUNTY. There have been numerous additions to the structure since it's original construction. The COUNTY is unsure of its structural condition and the feasibility and/or the economic impact of restoring this structure as a historical landmark in the county. It has requested the ARCHITECT to provide the following services:

- 1.1.1 Structural/Condition Assessment of the existing facility.
- 1.1.2 Alternatives for restorations and the economic impact of each. Restoration alternatives will include:
 - 1.1.2.1 Leaving the residence as is, ensuring structural stability and securing the facility.
 - 1.1.2.2 Restoring the residence to its original construction (which will require selective demolition of the newer additions) and structurally stabilizing the original structure.
- 1.1.3 The COUNTY wishes to also include the economic impact of demolishing the entire structure and restoring the existing site to its natural state.
- 1.2 The COUNTY has stated, should the facility be allowed to remain, it will NOT allow the structure to be occupied by staff or visitors.

ARTICLE 2. SCOPE OF BASIC SERVICES

- 2.1 The ARCHITECT will provide a report outlining the following:
 - 2.1.1 Structural assessment: The ARCHITECT will visit the facility and conduct a visual observation of the residential structure. A structural analysis and facility assessment of the existing structure will be conducted and a report on its findings completed.
 - 2.1.2 Restoration Analysis: The ARCHITECT will complete an assessment on the various restoration options and complete an opinion of probable construction costs for each option.
 - 2.1.3 The ARCHITECT will document the findings in a report and deliver to the client.

ARTICLE 3. ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS:

- 3.1 The COUNTY acknowledges that the scope of work completed by the ARCHITECT will include only feasibility services only. No design or construction documents services are included in this proposal.
- 3.2 The following services are NOT included in this proposal:
 - 3.2.1 Geotechnical Inspections
 - 3.2.2 Hazardous Material Survey and abatement
 - 3.2.3 Construction Documents
 - 3.2.4 Civil Engineering/Site and Zoning permits

ARTICLE 4. SCHEDULE:

All time presented below begins upon Owner Notice to Proceed and Authorization of Work to Architect. Schedule does NOT include any Owner review time. The Architect proposes the following schedule:

Facility Assessment	3 Weeks
Feasibility Analysis	3 Weeks

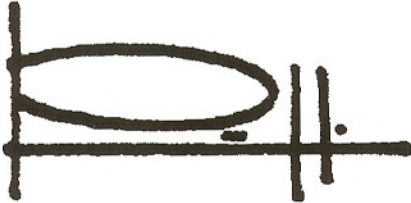
ARTICLE 5. COMPENSATION:

The Owner agrees to a lump sum fee arrangement and will compensate and make payments to the Architect for services described in Article 2 as follows:

Facility Assessment:	\$6,993.18
Feasibility Analysis:	\$11,209.96
Total fee:	\$18,203.14

Should you have any questions regarding this agreement or require additional information, please call.

RHODES + BRITO ARCHITECTS INC.



Ruffin A. Rhodes, AIA
Principal and Director of Operations



PROPOSAL

DATE: October 13, 2008

CONTRACTOR: Seminole County Natural Land Program **Attn:** Jim Duby

PROJECT: Crockett House

Phone: 407-349-0769

Fax: 407-349-9551

Global Demolition And Recycling, Inc. hereby proposes and agrees to furnish all necessary labor, materials, equipment, machinery, safety gear, environmental protection, liability insurance and workers compensation to perform the following scope of work in accordance with the specifications supplied and reviewed. No hazardous waste, toxic chemicals or asbestos abatement included.

Scope of Work

- | | |
|--|------------|
| 1. Demolish and removal of approx. 2000 sf of structure noted above @ \$1.20 | \$2,400.00 |
| 2. Removal of approx. 100 cy of debris removal @ \$6.50 | \$650.00 |
| 3. Analytical testing for asbestos containing materials | \$600.00 |
| 4. Approximate dump fees | \$3,100.00 |

Total proposal price	\$6,750.00
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Respectively Submitted: Chris Gelaides

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and accepted, hereby authorizing Global Demolition and Recycling, Inc. to proceed with above-mentioned project. All salvage rights reserved by Global Demolition and Recycling, Inc. at commencement of project. Please sign and mail or fax to our office for scheduling. No hazardous waste, toxic chemicals or asbestos abatement included. Payment terms are net **30** from completion unless otherwise agreed to prior to the commencement of said proposed scope of work. A deposit may be required. Interest on overdue accounts will be assessed at a rate of eight percent (8 %) per month. Attorney fees, collection costs, and interest in full assessed on delinquent accts. All work subject to issuance of notice to owner. This proposal shall become an article in any other documents regarding this project issued by others. Signature of officer or person authorized to sign on behalf of above named entity.

Signature _____ Print _____ Date _____



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